



# **SPECIAL MAGISTRATE HEARING AGENDA**

**NOVEMBER 17, 2016**

**9:00 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N ANDREWS AVE**

**ROSE-ANN FLYNN  
PRESIDING**

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 1

---

**NEW BUSINESS**

---

CASE NO: CE16060806  
CASE ADDR: 1206 NE 2 AVE  
OWNER: SHARP, MICHAEL & HUGHES, STEPHEN &  
WOLF THOMAS  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY ACCESS AISLE IS IN DISREPAIR. THERE  
IS MISSING GRAVEL AND THERE IS DIRT AND WEEDS.

9-306  
COMPLIED

---

CASE NO: CE16041172  
CASE ADDR: 1425 NE 2 AVE  
OWNER: MUIRCROFT, LEONARD D  
INSPECTOR: RON KOVACS

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE  
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING  
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND  
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING  
COLOR.

9-308 (b)  
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES AS WELL  
AS DEBRIS ON THE ROOF. ROOF IS NOT IN GOOD REPAIR.

---

CASE NO: CE16062177  
CASE ADDR: 1215 NW 2 AVE  
OWNER: HAMMER, STEPHEN  
INSPECTOR: RON KOVACS

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 2

CASE NO: CE16061054

CASE ADDR: 1800 SE 24 AVE  
OWNER: FISETTE, GARY A EST  
INSPECTOR: LOIS TUROWSKI

VIOLATIONS: 18-12(a)

THIS ENTIRE VACANT PROPERTY IS COVERED IN DEBRIS  
AND TRASH INCLUDING THE SIDEWALK, FRONT YARD,  
DRIVEWAY, AND BACK YARD. THE PROPERTY IN THIS  
CONDITION IS A PUBLIC NUISANCE.

-----

CASE NO: CE16090423  
CASE ADDR: 2460 DEL LAGO DR  
OWNER: MURPHY, MARC DANIEL  
INSPECTOR: LOIS TUROWSKI

VIOLATIONS: 47-19.3(h)

THE WATERCRAFT (VESSEL) DOCKED BEHIND THIS  
PROPERTY, WHICH IS IN ZONE RS-4.4, IS EXTENDING  
BEYOND THE SIDE SET BACK LINES PER SEC. 47-5.30 OF  
THE UNIFIED LAND DEVELOPMENT REGULATIONS. (ULDR)

-----

CASE NO: CE16080542  
CASE ADDR: 717 NW 22 RD  
OWNER: WHITEHEAD, ENOCH T & ALVERA M  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,  
RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO,  
MISC AUTO PARTS/ACCESSORIES AND BBQ GRILL ON THIS  
VACANT LOT PARCEL.

47-21.11.A.

THE LANDSCAPE IS NOT MAINTAINED. THERE IS MISSING  
AND/OR BARE AREAS OF LAWN COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 3

CASE NO: CE16081749  
CASE ADDR: 1220 NW 6 CT  
OWNER: V BOLDEN & R BOLDEN REV LIV TR  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)  
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,  
LITTER, RUBBISH AND DEBRIS ON THIS PROPERTY/SWALE.

-----

CASE NO: CE16061742  
CASE ADDR: 2129 NE 63 CT  
OWNER: PHYLLIS J HICKMAN J TR KUHNS, JANICE TRSTEE  
INSPECTOR: JOHN EARLE

VIOLATIONS: 18-11(b)  
POOL WATER IS GREEN AND WATER IS STAGNANT

-----

CASE NO: CE16070217  
CASE ADDR: 2101 NE 51 CT  
OWNER: HSBC BANK USA NA TRSTEE  
INSPECTOR: JOHN EARLE

VIOLATIONS: 18-11(a)  
POOL WATER IS GREEN AND STAGNANT  
  
18-11(b)  
COMPLIED 18-11(B)

-----

CASE NO: CE16080463  
CASE ADDR: 335 SW 18 AVE  
OWNER: SOFREI LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED. ROOF IS COVERED BY A BLUE  
TARP. PAINTING INSIDE THE HOUSE WALLS IS NOT  
MAINTAIN IN A ATTRACTIVE MANNER THERE IS  
FADED, MISSING, CHIPPED AND/OR WITH MILDEW STAINS.  
CEILING IS IN DISREPAIR.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 4

CASE NO: CE16091653  
CASE ADDR: 101 SW 18 AVE  
OWNER: DRAGOSLAVIC, GORAN & TERESA  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-279(e)  
                    DWELLING OCCUPIED WITHOUT HOT WATER SERVICE.

                    9-279(i)  
                    DWELLING OCCUPIED WITH STOVE NOT WORKING.

                    9-279(g)  
                    DWELLING OCCUPIED WITH REFRIGERATOR NOT WORKING PROPERLY.

-----

CASE NO: CE16091671  
CASE ADDR: 3120 SW 17 ST  
OWNER: HUYNH, ANH MY  
INSPECTOR: JORGE MARTINEZ  
VIOLATIONS: 18-12(a)

                    THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
                    AND DEBRIS ON THIS PROPERTY.

-----

CASE NO: CE16090272  
CASE ADDR: 3650 SW 23 ST  
OWNER: SABRA PROPERTY VENTURES LLC  
INSPECTOR: DEANGLIS GIBSON

VIOLATIONS: 18-12(a)  
                    THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
                    AND DEBRIS ON THIS PROPERTY.

                    9-308(a)  
                    THERE IS A BLUE TARP ON THE ROOF OF THE PROPERTY

                    9-305(b)  
                    THERE IS OVERGROWTH OF TREES AND VEGETATION  
                    OBSTRUCTING THE RIGHT OF WAY

                    47-34.1.A.1.  
                    THERE IS OUTDOOR STORAGE ON THE PROPERTY

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 5

CASE NO: CE16071579  
CASE ADDR: 1240 SW 30 AVE  
OWNER: VALBRUN, ELIO PAUL  
INSPECTOR: DEANGLIS GIBSON

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR.IT IS  
LEANING AND BROKEN WITH MISSING SLATS

---

CASE NO: CE16091877  
CASE ADDR: 3416 SW 12 CT  
OWNER: DEBROSSE, ANTONINE  
INSPECTOR: DEANGLIS GIBSON

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED.

9-308(a)  
THERE IS A TARP ON THE ROOF OF THIS PROPERTY THE  
CEILING IS DISCOLORED, STAINED AND DAMP WHICH SHOWS  
SIGNS OF ROOF LEAKAGE

---

CASE NO: CE16090381  
CASE ADDR: 1131 NW 5 CT  
OWNER: IZHAK, ESTER BEN & ITZHAK, NIR BEN  
INSPECTOR: SHELLY HULLETT,

VIOLATIONS: 18-12(a)  
THIS PROPERTY IS OVERGROWN WITH OF GRASS/PLANTS/WEEDS  
AND LITTERED WITH TRASH AND DEBRIS.

---

CASE NO: CE16091600  
CASE ADDR: 529 NW 19 AVE  
OWNER: TWIGGS, ELSIE MAE H/E NW 19 AVE TR 529  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS PROPERTY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 6

CASE NO: CE16091607  
CASE ADDR: 524 NW 20 AVE  
OWNER: DELAUR 1 LLC  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS PROPERTY.

---

CASE NO: CE16091609  
CASE ADDR: 540 NW 20 AVE  
OWNER: ROYAL ASSEMBLY CHURCH OF THE LIVING GOD INC  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS PROPERTY.

---

CASE NO: CE16011448  
CASE ADDR: 1200 NW 4 AVE  
OWNER: DELADONNE, MICHAEL J  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 25-7 (a)  
COMPLIED

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME STAINED.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE  
LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR  
RESURFACED TO MATCH EXISTING COLOR.

9-308 (b)  
THERE IS A TARP COVERING THE MAJORITY OF THE ROOF  
SURFACE ON THE STRUCTURE AT THIS LOCATION AND HOLD  
IN PLACE BY CEMENT CYNDER BLOCKS.

9-308 (a)  
THERE IS A TARP COVERING THE MAJORITY OF THE ROOF  
SURFACE ON THE STRUCTURE AT THIS LOCATION,  
INDICATION THAT THE ROOF IS IN DISREPAIR, NOT  
WEATHER AND/OR WATER PROOF.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 7

CASE NO: CE16061303  
CASE ADDR: 2130 NW 8 ST  
OWNER: REED, ESSIE  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-4 (c)

THERE ARE DERELICT VEHICLE PARK/STORE ON THIS RESIDENTIAL PROPERTY, INCLUDING BUT NOT LIMITED TO A WHITE PICK UP TRUCK WITH A FLAT TIRE AND VEHICLES IN THE FRONT WITHOUT TAGS.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO METAL PARTS, WHICH IS A NON-PERMITTED LAND USE IN RMM-25 ZONING PER ULDR TABLE 47-5.11.

47-34.4 B.1.

THERE IS A SIX (6) WHEELS WHITE COMMERCIAL BOX TRUCK PARKED/STORED BACKWARDS ON THIS RESIDENTIAL DWELLING BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M.

9-304 (b)

THERE ARE VEHICLES PARKED ON THE LAWN IN THE FRONT AND ON THE EAST SIDE OF THIS PROPERTY.

9-305 (b)

THERE ARE BARE AREAS WITH MISSING LAWN COVER. LANDSCAPE IS MISSING DUE TO VEHICLES PARK ON IT.

---

CASE NO: CE16080767  
CASE ADDR: 921 SW 31 AVE  
OWNER: MAXMAX LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE LAWN IN FRONT OF THE PROPERTY.

9-305 (b)

THERE IS A LARGE BARE AREA IN FRONT OF THE PROPERTY, MISSING LANDSCAPE AND VEHICLES PARKING ON IT.

18-12 (a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY.

---



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 8

CASE NO: CE16090156  
CASE ADDR: 1136 HOLIDAY DR  
OWNER: CRP INSITE CLIPPER LLC % THE CARLYLE GROUP  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 47-19.1.G.

THERE ARE RUNOFF DRAINS ON THE RETAINING WALL THAT  
ARE DISPENSING RAINWATER OR OTHER LIQUID WASTES  
UNTO THE ADJACENT PRIVATE NEIGHBORING PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
THE PAINT HAS BECOME DIRTY AND STAINED.

-----  
CASE NO: CE16070093  
CASE ADDR: 3410 GALT OCEAN DR # 1404N  
OWNER: MOSKOWITZ, RAYE  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
MECHANICAL PERMIT #15111089 (#1404N AC CHANGE OUT 3 TON)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS

-----  
CASE NO: CE16071207  
CASE ADDR: 720 N VICTORIA PARK RD  
OWNER: WATSON, VIRGINIA THOMPSON WATSON, WILLIAM HUGES  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
PLUMBING PERMIT #15122036 (WATER HEATER REPLACE  
50GAL ELEC)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----

**CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM**

**Page 9**

CASE NO: CE16071208  
CASE ADDR: 1111 SW 2 ST  
OWNER: ENN INVESTMENTS LLC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
PLUMBING PERMIT #10051442 (SEPTIC TO SEWER CONVERSION)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE16071586  
CASE ADDR: 333 SUNSET DR # 1005  
OWNER: AMBROSE, RICHARD LAWRENCE  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15101591 (WINDOWS 4-RETROFIT)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE16072229  
CASE ADDR: 1636 SW 30 ST  
OWNER: BOLES, JUDITH LEE PATTERSON, ROZEN D  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15121602 (REPLACE EXISTING FRONT  
DOOR W IMPACT RATED OF SAME)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.  
-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 10

CASE NO: CE16101497  
CASE ADDR: 3200 N PORT ROYALE DR  
OWNER: THE TOWER AT PORT ROYALE CONDO ASSN  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:1.7.6.2 Fix F/A  
THERE IS NO AUDIABLE NOTIFICATION FOR THE FIRE  
ALARM ACTIVATION IN THE PARKING GARAGE.

---

CASE NO: CE16101499  
CASE ADDR: 905 SE 12 CT  
OWNER: CAPISTRANO TOWNHOMES CONDO ASS  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

---

CASE NO: CE16101500  
CASE ADDR: 808 SE 6 CT  
OWNER: KARLOVICH, RICHARD & KARLOVICH, DONNA L  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.9.3.1.1.1 out  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

---

CASE NO: CE16101503  
CASE ADDR: 569 BAYSHORE DR  
OWNER: ROYAL SCOT APTS INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY  
INSPECTION.

---

CASE NO: CE12050308  
CASE ADDR: 1544 NE 3 AVE  
OWNER: DRAGOSLAVIC, GORAN  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2010) 105.11.2.1  
DEMO PERMIT 10080425 IS EXPIRED

---

**CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM**

Page 11

CASE NO: CE15101217  
CASE ADDR: 515 NE 15 ST  
OWNER: MAXIMHOUSE LLC  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #04022398 (200AMP SVC CHG &  
INSIDE 150AMP PANEL W/NEW SUBFEED)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE15102547  
CASE ADDR: 1131 SW 9 AVE # 5 (E)  
OWNER: MESSINGSCHLAGER, M & R H/E MESSINGSCHLAGER  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
BUILDING PERMIT #04010804 (1874SF ADDIT MASTER  
SUITE FAMILY RM)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

**CONTINUED**

**CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM**

Page 12

9-240.

Sec. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING, COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW)

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

-----

CASE NO: CE16051060  
CASE ADDR: 2691 DAVIE BLVD  
OWNER: LGD INVESTMENTS LLC  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT DID NOT PASS ALL REQUIRED INSPECTIONS AND HAS EXPIRED  
PERMIT 08071307 (REMOVE AND REPLACE 180 SQF CONCRETE SLAB)

-----

**CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM**

**Page 13**

CASE NO: CE16061309  
CASE ADDR: 1640 SW 23 AVE  
OWNER: BEAULIEU, STEVEN T  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING BUILDING PERMITS ARE EXPIRED  
  
04112613 (INSTALL PAVER DRIVEWAY)  
04090019 (REPLACE 2 ENTRYWAY DOORS)

-----  
CASE NO: CE16071567  
CASE ADDR: 1721 N ANDREWS AVE  
OWNER: REID, BETTY J BILLY G BRETZ REV TR  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT IS EXPIRED  
ELECTRICAL PERMIT 06053434 (REPLACE 600A MAIN  
BREAKER)

-----  
CASE NO: CE15110014  
CASE ADDR: 2005 NW 13 AVE  
OWNER: JONES, PERRONE & BENITA A  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110 AND IS  
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #06063304 (SVC Meter outside and  
lighting rouging)-closed  
MECHANICAL PERMIT #06063301 (Ac/Duct & exhaust  
open & exhaust fan)-closed  
PLUMBING PERMIT #05042164 (INSTALL BATH FIXTURES)  
BUILDING PERMIT #04112039 (MASTER BEDROOM AND BATH  
ADDITION SFR)

**CONTINUED**

**CITY OF FORT LAUDERDALE**  
**AGENDA**  
**SPECIAL MAGISTRATE**  
**CITY COMMISSION MEETING ROOM**  
**NOVEMBER 17, 2016**  
**9:00 AM**

**Page 14**

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

9-240.

Sec. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING, COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW)

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

---

**CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM**

Page 15

CASE NO: CE16060259  
CASE ADDR: 1610 NE 64 ST  
OWNER: BROMLEY, BRUCE K & BROMLEY, CHRISTINE  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15021574 (REPLACE WOOD DOCK &  
BATTER PILE)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE16060414  
CASE ADDR: 800 SE 5 CT  
OWNER: BREW, KEITHKEITH BREW LIV TR ETAL  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #14040241 (ADDITION AT REAR OF PROPERTY)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE16062223  
CASE ADDR: 1013 TANGELO ISLE  
OWNER: SCHNEIDER, ALEXANDER WILLIAM H  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMITY(S) WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15090202 (INSTALL PAVER DRIVEWAY  
ON/OFF SITE AND ON SITE)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.  
-----



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 16

CASE NO: CE16062303  
CASE ADDR: 1000 NE 4 AVE  
OWNER: HOME DEPOT USA INC % PROP TAX DEP  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

ELECTRICAL PERMIT #15091240 (# 1B HOME DEPOT  
BLDG, I NSTALLATION OF CCTV, LOW)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

-----  
CASE NO: CE16070281  
CASE ADDR: 2512 SW 34 AVE  
OWNER: NUGENT, MICHAEL JAMES  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:  
BUILDING PERMIT # 12111350  
BUILDING PERMIT # 12110940

-----  
CASE NO: CE16070455  
CASE ADDR: 180 ISLE OF VENICE # 434  
OWNER: MARYAK, JOSEPH C H/E RUSH, CAROLYN A  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15060039 (#434 KITCHEN REMODEL)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.  
-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 17

CASE NO: CE16071676  
CASE ADDR: 2271 NE 68 ST # 2003  
OWNER: L MICHAEL CRITCH P A  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING BUILDING PERMIT IS EXPIRED  
  
14012080 (# 2003: INTERIOR RENOVATION)

-----

CASE NO: CE16071677  
CASE ADDR: 6131 NW 32 WY  
OWNER: HONG, SONG K & MI-SOOK  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING MECHANICAL PERMIT IS EXPIRED  
  
09061437 (CHANGE OUT 3.5 TON SPLIT A/C SYSTEM)

-----

CASE NO: CE16080297  
CASE ADDR: 5001 N FEDERAL HWY  
OWNER: AFFIRMED CORP  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING BUILDING PERMIT IS EXPIRED.  
14120007 (INSTALL CHAIN LINK FENCE W/ GATES)

-----

CASE NO: CE16071454  
CASE ADDR: 427 NW 20 AVE  
OWNER: JONES, CARL III ROBINSON, VICKY ROLAX  
INSPECTOR: JOSE ABIN

VIOLATIONS: 18-1.  
PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE  
SANITARY FACILITIES AND NO RUNNING WATER WITHIN  
THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR  
UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT  
HAS BEEN REPEAT OFFENDER.

**CONTINUED**

**CITY OF FORT LAUDERDALE**  
**AGENDA**  
**SPECIAL MAGISTRATE**  
**CITY COMMISSION MEETING ROOM**  
**NOVEMBER 17, 2016**  
**9:00 AM**

**Page 18**

18-7

(b) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURED BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE, WHICH THERE IS NO CURRENT AND VALID BOARDING CERTIFICATE AS REQUIRED BY THIS ARTICLE: ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8. (e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8. (e) 1-3.

18-8. (g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE. THE STRUCTURE IS IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE AND THE CITY REQUESTS THAT THE STRUCTURE IS DEMOLISHED.

**CONTINUED**

**CITY OF FORT LAUDERDALE**  
**AGENDA**  
**SPECIAL MAGISTRATE**  
**CITY COMMISSION MEETING ROOM**  
**NOVEMBER 17, 2016**  
**9:00 AM**

Page 19

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-308.

THE ROOF STRUCTURE DISPLAYS STRUCTURAL DAMAGE. ROOF HAS BEGUN TO CAVE IN ON ITSELF DUE TO DETERIORATION AND THERE IT IS NO LONGER SAFE AND HAS BECOME A HIGH WIND DEBRIS HAZARD.

-----  
CASE NO: CE16061797  
CASE ADDR: 534 NW 9 AVE  
OWNER: MEZA, PEDRO P  
INSPECTOR: JOSE ABIN

VIOLATIONS: 18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER AND THERE ARE SQUATTERS THAT ENTER PREMISES RELIEVE THEMSELVES WITHIN THE STRUCTURE. PARTS OF THE STRUCTURE WAS OPEN AND UNSECURED AT TIME OF SITE INSPECTION. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER.

THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCIVE TO BREEDING OF RODENTS, PEST AND VERTMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

18-7(b)

ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8.(e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(E)1-3.

**CONTINUED**

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 20

18-8. (g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE  
ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF  
CITY ORDINANCE.

9-259

THE PREMISES ARE UNFIT FOR HUMAN OCCUPANCY AND IT  
REQUIRES DEMOLITION UNDER THIS SECTION OF CITY OF  
FORT LAUDERDALE ORDINANCE 9-259.(1) a-c.

9-260. (a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE  
OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING,  
TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN  
SECTION 9-1.(d) and 9-259 THE CITY SHALL HAVE  
RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE  
THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED  
AT THE OWNERS EXPENSE.

-----  
CASE NO: CE16091775  
CASE ADDR: 800 SE 12 ST  
OWNER: BROWARD FORECLOSURE AUCT LAND TR  
INSPECTOR: JOSE ABIN

VIOLATIONS: 18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE  
UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE  
POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE,  
THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS  
HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL  
IN A SAFE AND SANITARY CONDITION. THIS PROPERTY  
HAS BEEN REPEAT OFFENDER.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE  
AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING,  
DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR  
ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE  
FOLLOWING DEFECTS:

A. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED,  
UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT  
CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY  
OF THE OCCUPANTS OR THE PUBLIC.

CONTINUED

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 21

b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR  
SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH  
OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.  
c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR  
LOCATION, IS UNSANITARY, OR OTHERWISE DANGEROUS TO  
THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING  
POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED  
UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC  
WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.  
THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY  
SERVICES CONNECTED TO MAINTAIN THE POOL. THE  
PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING  
GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

-----  
CASE NO: CE16100532  
CASE ADDR: 6884 NW 30 AVE  
OWNER: RAEISSI, ALIREZA  
INSPECTOR: JOSE ABIN

VIOLATIONS: 18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE  
UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE  
POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE,  
THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS  
HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL  
IN A SAFE AND SANITARY CONDITION.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE  
AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING,  
DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR  
ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE  
FOLLOWING DEFECTS:

a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED,  
UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT  
CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY  
OF THE OCCUPANTS OR THE PUBLIC.  
b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR  
SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH  
OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.  
c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR  
LOCATION, IS UNSANITARY, OR OTHERWISE DANGEROUS TO  
THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

CONTINUED

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 22

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES CONNECTED TO MAINTAIN THE POOL. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

-----

CASE NO: CE16101661  
CASE ADDR: 942 NW 13 ST  
OWNER: KRAVICH, JOE & RANITMALMAZADA, S & ULNER BARUCH  
INSPECTOR: JOSE ABIN

VIOLATIONS: 18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCIVE TO BREEDING OF RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

18-7

(c) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURE BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE WHICH IS NOT SECURED IN COMPLIANCE WITH THIS ARTICLE:  
UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

**CONTINUED**

**CITY OF FORT LAUDERDALE**  
**AGENDA**  
**SPECIAL MAGISTRATE**  
**CITY COMMISSION MEETING ROOM**  
**NOVEMBER 17, 2016**  
**9:00 AM**

**Page 23**

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

a. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY EXPOSURE TO THE ELEMENTS AND MUST BE REPAIRED OR REPLACED.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260. (a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-308.

ROOF STRUCTURE REPLACED WITHOUT THE REQUIRED ENGINEERING AND PERMITS.

---



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 24

---

**VACATION RENTALS**

---

CASE NO: CE16081263  
CASE ADDR: 215 SE 12 AVE  
OWNER: FERNANDES, JOSEPH A  
INSPECTOR: LILLIAN HAUGHTON

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CASE NO: CE16081378  
CASE ADDR: 1620 NE 4 CT  
OWNER: SAMUEL CARSON ROWLAND III REV TR  
INSPECTOR: LILLIAN HAUGHTON

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CASE NO: CE16050617  
CASE ADDR: 1145 NE 12 AVE  
OWNER: BOYD, PATRICK M  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CASE NO: CE16051284  
CASE ADDR: 2716 NE 26 ST  
OWNER: 33 OM 1 LLC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 25

CASE NO: CE15121037  
CASE ADDR: 2457 NE 27 TER  
OWNER: 2457 NE 27TH LAND TR SDTR LLC TRSTEE  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 26

---

HEARING TO IMPOSE FINES

---

CASE NO: CE12031922  
CASE ADDR: 5125 NE 19 AVE  
OWNER: HUDSON, JUDY H  
INSPECTOR: MARIO CARRASQUEL

VIOLATIONS: FBC(2010) 105.11.2.1  
BUILDING PERMIT 11080568 FOR TIKI HUT IS EXPIRED

---

CASE NO: CE15080899  
CASE ADDR: 2400 E LAS OLAS BLVD  
OWNER: IDLEWOOD PLACE LLC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
ELECTRICAL PERMIT: 10080420 (TRANSFER SWITCH ON  
EXTERIOR OF BLDG)  
MECHANICAL PERMIT: 12021131 (ATF: CHANGE OUT 3-TON  
A/C UNIT WITH 7.8 KW HEAT)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

---

CASE NO: CE16041723  
CASE ADDR: 1303 SE 17 ST  
OWNER: SOUTHPORT RETAIL LLC %  
PRINCIPAL REAL ESTATE INVESTOR  
INSPECTOR: LOIS TUROWSKI

VIOLATIONS: 18-1.  
THERE IS AN EXCESSIVE ACCUMULATION OF WATER  
SITTING IN THE REAR OF THE BUSINESS KNOWN AS  
KELLY'S LANDING ON A REGULAR BASIS. THE WATER HAS  
BECOME GREEN IN COLOR RESULTING FROM THE  
DEVELOPMENT OF ALGAE. THE PROPERTY IN THIS  
CONDITION CREATES A PUBLIC NUISANCE IN THAT IT  
ADVERSELY AFFECTS AND IMPAIRS THE WELFARE OF THE  
PUBLIC AND MAY BECOME INFESTED.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 27

CASE NO: CE16051135  
CASE ADDR: 1541 NW 19 AV  
OWNER: BETHEA, ARNOLD & HANKERSON, ROBIN  
INSPECTOR: JOHN SUAREZ

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND  
DEBRIS ON THIS PROPERTY.

47-34.1.A.1.  
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO A SINK, WATER  
HEATER, AND OTHER ITEMS ALL ABOUT THE PROPERTY.

9-280(h)(1)  
CHAIN-LINK FENCE /MESH SCREENING IS IN DISREPAIR AND  
SECTIONS OF THE SCREEN MESH HAS BECOME DETACHED FROM THE  
CHAIN LINK FENCE OR HAS BEEN REMOVED ALL-TOGETHER.  
SECTIONS OF THE CHAIN LINK FENCE ARE BENT INCLUDING THE  
MESH SCREENING.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
THERE IS MISSING/CHIPPING/PEELING PAINT ON FASCIA/  
SOFFIT/WALLS.

9-307(a)  
THERE ARE BROKEN WINDOWS ON THE PROPERTY. THERE  
ARE WOODEN BOARDS OVER WINDOW FITTING.

9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

---

CASE NO: CE16032128  
CASE ADDR: 2201 NW 6 ST  
OWNER: LEWIS, ALVIN & BROWN, D L &  
CARABALLO LEWIS  
INSPECTOR: SHELLY HULLETT

VIOLATIONS: 47-21.9.M.  
ALL UNDEVELOPED PORTIONS OF A PARCEL OF LAND SHALL  
BE LEFT UNDISTURBED OR PLANTED WITH GROUND COVER  
OR LAWN SO AS TO LEAVE NO EXPOSED SOIL IN ORDER TO  
PREVENT DUST OR SOIL EROSION.  
THE GROUND COVER ON THIS VACANT LOT HAS BEEN WORN  
AWAY AND THERE IS MOSTLY BARE GROUND.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 28

CASE NO: CE16061874  
CASE ADDR: 512 NW 15 TER  
OWNER: PASCAL 2014 LLC  
INSPECTOR: SHELLY HULLETT,

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH  
AND DEBRIS ON THIS OCCUPIED PROPERTY.

9-304(b)  
DRIVEWAY NOT MAINTAINED IN A WELL GRADED AND  
DUST-FREE CONDITION.

---

CASE NO: CE16051192  
CASE ADDR: 2525 TORTUGAS LN  
OWNER: 2525 TORTUGAS LN 770 LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT  
MAINTAINED.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE  
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING  
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND  
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING  
COLOR.

9-308(a)  
COMPLIED.

---

CASE NO: CE16050731  
CASE ADDR: 1512 SW 25 ST  
OWNER: WELLS FARGO BANK NA TRSTEE  
% JP MORGAN CHASE BANK NA  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-280(d)  
THE ROOFING OF THE PATIO ENCLOSURE IS IN SEVERE DISREPAIR  
WITH ROTTEN AND/OR BROKEN PARTS.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 29

CASE NO: CE16010575  
CASE ADDR: 2904 N OCEAN BLVD  
OWNER: LAMBERT, OLIVIER & NADEAU, NATHALIE  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CASE NO: CE16010882  
CASE ADDR: 2301 N ATLANTIC BLVD  
OWNER: CLOSING HOME LOANS LLC  
% BRANDON HEATH  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CASE NO: CE16061856  
CASE ADDR: 3176 NW 67 CT  
OWNER: SAAPAZ BEACH PROPERTIES LLC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CASE NO: CE16061858  
CASE ADDR: 3301 NE 16 ST  
OWNER: SCHWARTZ, HOWARD & DRAGICA  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 30

CASE NO: CE14121763  
CASE ADDR: 5350 NW 20 TER  
OWNER: CITY OF FORT LAUDERDALE % FT LAUD E  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

-----  
CASE NO: CE13071162  
CASE ADDR: 6500 NW 9 AVE  
OWNER: JCN LLC % NAUTICAL FURNISHINGS  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 109.16  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR  
THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS  
NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS  
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED  
TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL  
NOTICE SENT TO YOU.  
-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 31

CASE NO: CE14071660  
CASE ADDR: 506 SE 16 ST  
OWNER: BRIDGE II AT 16 STREET LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC 109.16  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR  
THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS  
NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS  
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED  
TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL  
NOTICE SENT TO YOU.

---

CASE NO: CE15090641  
CASE ADDR: 3038 N FEDERAL HWY # M  
OWNER: ROSELLI HOLDINGS VII LLC  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK  
IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY  
HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION  
TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF  
SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA  
BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #02051842 (ELECTRIC FOR SFR)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

---



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 32

CASE NO: CE15090318  
CASE ADDR: 10 S NEW RIVER DR E  
OWNER: AZORRA PROPERTIES LLC  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110 AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
PLUMBING PERMIT #04031256 (RELOCATE 18 SPRINKLER HEADS BP01051196)-closed 2/24/16  
MECHANICAL PERMIT #03071834 (REPL ONE 3 TON AC UNIT)-void 3/11/16-void  
ELECTRICAL PERMIT #03032049 (#200 ELECTRIC FOR REMODEL JETSCAPES)  
PLUMBING PERMIT #02030442 (#200 INTERIOR RENOVATION FOR PLUMBING)  
PLUMBING PERMIT #01111106 (#200--INSTALL FIRE SPRINKLERS: 23 HEADS)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

---

CASE NO: CE14111368  
CASE ADDR: 1421 NW 24 AVE  
OWNER: GRAHAM, ANTHONY S H/E GRAHAM, HORACE  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:  
BUILDING PERMIT# 12040520

FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 33

CASE NO: CE15090714  
CASE ADDR: 620 E LAS OLAS BLVD  
OWNER: THE LAS OLAS COMPANY INC  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

BUILDING PERMIT #04061035 (ADD ADA ENTRY RAMP/PAVERS/HANDRAIL AT POOL BLDG)-renewed 3/16

BUILDING PERMIT #02100910 (INSTALL ALUMINUM PICKET FENCE 3 GATES 42X167)-void

BUILDING PERMIT #02061785 (#H-1B HOTEL SUITE @ RIVERSIDE HOTEL)-void

ELECTRICAL PERMIT #02061706 (INSTALL (2) 50 AMP OUTLETS FOR TEMP POWER)-void

ELECTRICAL PERMIT #02061704 (INSTALL PIPE & WIRING FOR CO SYSTEM)-void

BUILDING PERMIT #01060896 (REMODEL EX TOILET ROOM)-renewed 3/8

MECHANICAL PERMIT #09100725 (REPLACE WALK IN COOLER)-renewed & closed.

PLUMBING PERMIT #04100100 (ADD&RELOC FIRE SPRKR INTALT04062016 RIVERSIDEHOTEL)

PLUMBING PERMIT #04081121 (ADD 9 SPRINKLER HEADS)-closed W/O RENEWAL BY BRUCE STRANDHAGEN

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

-----

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 34

CASE NO: CE15110658  
CASE ADDR: 2426 SE 17 ST  
OWNER: VILLAGE AT HARBOR BEACH CONDO ASSN  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #05100132 (REPAIRS DUE TO FIRE DAMAGE)-renewed 5/26/16  
BUILDING PERMIT #12082024 (REPLACE EXISTING PAVERS AROUND POOL BP12081974)-renewed 5/26/16  
MECHANICAL PERMIT 06082685 (A/C CHANGE OUT)- closed  
BUILDING PERMIT 07030023 (5 IMPACT WINDOWS COMMON AREA)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

---

CASE NO: CE16030594  
CASE ADDR: 1040 NW 24 TER  
OWNER: JONES, URELYSTAL L  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED, INCLUDING SHUTTERS THAT NEEDS TO BE PAINT TO MATCH EXISTING COLOR.

18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY AND ON THE SWALE.

9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR, BROKEN AND/OR MISSING SLATS.

9-305(b)  
THERE ARE AREAS WITH BARE/MISSING LANDSCAPE.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 35

CASE NO: CE16031347  
CASE ADDR: 2470 NW 16 ST  
OWNER: ROBINSON, LEON MYRON  
& ROBINSON, REGENIA  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN  
DISREPAIR, INCLUDING BUT NOT LIMITED TO SECTION ON  
THE REAR ALLOWING ACCESS FROM A VACANT LOT.

9-305 (b)  
THERE IS A BARE AREA IN FRONT OF THE PROPERTY,  
MISSING LAWN COVER.

9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO  
WINDOW BROKEN.

18-4 (c)  
COMPLIED

---

CASE NO: CE15060403  
CASE ADDR: 1800 NW 23 AVE  
OWNER: JPG 1700 LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-12 (a)  
COMPLIED

47-19.9.A.2.c.  
THERE IS OUTDOOR STORAGE ABOVE THE HEIGHT OF THE  
WALL VISIBLE FROM I-95 AND NW 23 AVE.

9-306  
COMPLIED

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 36

CASE NO: CE16011448  
CASE ADDR: 1200 NW 4 AVE  
OWNER: DELADONNE, MICHAEL J  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 25-7(a)  
COMPLIED

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-308(b)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION AND HOLD IN PLACE BY CEMENT CYNDER BLOCKS.

9-308(a)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION, INDICATION THAT THE ROOF IS IN DISREPAIR, NOT WEATHER AND/OR WATER PROOF.

---

CASE NO: CE16061705  
CASE ADDR: 1744 NW 18 ST  
OWNER: PEREZ, JUAN  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 18-7(b)  
THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A BOARD-UP CERTIFICATE.

---

CASE NO: CE16061859  
CASE ADDR: 1204 NE 11 AVE  
OWNER: US BANK NAT ASSN  
% BSI FINANCIAL SERVICES INC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 18-7(b)  
THE PROPERTY IS PARTIALLY BOARDED WITHOUT A BOARD-UP PERMIT. THE EXISTING BOARD-UP PERMIT NUMBER 14052236 IS EXPIRED. THERE ARE DOORS AND/OR WINDOWS THAT ARE UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 37

CASE NO: CE16061868  
CASE ADDR: 1626 NW 15 TER  
OWNER: BFHH 1626 LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 18-7(b)  
THE PROPERTY IS FULLY BOARDED WITHOUT FIRST  
OBTAINING A BOARD-UP CERTIFICATE. PREVIOUS PERMITS  
11070428 AND 12110726 HAVE EXPIRED.

---

CASE NO: CE16062375  
CASE ADDR: 608 NE 15 ST  
OWNER: CHRISTINA TRUST %  
LENDER LEGAL SERVICE LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 18-7(b)  
THE PROPERTY IS FULLY BOARDED WITHOUT A BOARD-UP  
PERMIT. THE EXISTING BOARD-UP PERMIT NUMBER  
15042663 IS EXPIRED.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 38

---

RETURN HEARING (OLD BUSINESS)

---

CASE NO: CE16011735  
CASE ADDR: 1170 SW 30 ST  
OWNER: D'ANTONIO, RALPH  
INSPECTOR: LOIS TUROWSKI

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT IS MISSING OR HAS PEELED OFF  
IN MULTIPLE AREAS ON THIS BUILDING.

---

CASE NO: CE16072240  
CASE ADDR: 513 SW 6 ST  
OWNER: BCMG GROUP LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND  
DEBRIS ON THIS PROPERTY.

9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND/OR  
NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO, GUTTERS AND  
SHUTTERS.

9-308 (b)  
THERE IS DEBRIS ON THE ROOF CONSISTING OF  
SCATTERED LITTER, BRANCHES AND LEAVES.

---

CASE NO: CE16041716  
CASE ADDR: 2727 YACHT CLUB BLVD  
OWNER: SUNRISE BAY ASSOCIATION  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15072382 (WATERPROOFING)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

---

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 39

CASE NO: CE16051560  
CASE ADDR: 4020 GALT OCEAN DR # 102  
OWNER: PERRUZZA, MARIA & PERRUZZA, ORESTE  
INSPECTOR: FRANK ARRIGONI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15022301 (#102 KITCHEN BATH  
RENOVATION)

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS

-----  
CASE NO: CE16061612  
CASE ADDR: 881 NW 16 TER  
OWNER: WALKER, ARTHUR LEE & WALKER, FELICE O  
INSPECTOR: JOSE ABIN

VIOLATIONS: 9-259  
(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT  
FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE,  
THE ENFORCING AGENCY SHALL DETERMINE THE  
RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE  
VIOLATION TO THE VALUE OF THE BUILDING.  
A. IF THE COST OF THE CORRECTIVE MEASURES TO BE  
TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE,  
BASED ON CURRENT REPLACEMENT COST LESS REASONABLE  
DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED  
AND REMOVED.  
THE STRUCTURE IS IN ITS PRESENT CONDITION IS  
UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY;  
IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS  
OF THE CITY ORDINANCE AND THE CITY REQUESTS THAT  
THE STRUCTURE IS DEMOLISHED.  
VIOLATIONS OF THE FLORIDA BUILDING CODE ARE  
APPLICABLE UNDER THIS SECTION OF CITY OF FORT  
LAUDERDALE ORDINANCE. SPECIFICALLY UNDER FBC(2014) SECTION  
116 UNSAFE STRUCTURES AND EQUIPMENT.

CONTINUED



CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 40

9-260. (a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

-----  
CASE NO: CE16072185  
CASE ADDR: 520 SW 22 TER  
OWNER: BITTON, HASIA  
INSPECTOR: JOSE ABIN

VIOLATIONS: 18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE UTILITIES TO MAINTAIN THE POOL. THE WATER IN THE POOL IS DIRTY, UNSANITARY AND STAGNANT; THEREFORE, THE POOL HAS BECOME A HEALTH HAZARD. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE POOL IN A SAFE AND SANITARY CONDITION. THIS PROPERTY HAS BEEN REPEAT OFFENDER.

9-1. (d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE.  
FBC(2014) 116.2.1.2.7

A BUILDING SHALL BE DEEMED UNSAFE WHEN:  
SWIMMING POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:  
a. ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

CONTINUED

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM  
NOVEMBER 17, 2016  
9:00 AM

Page 41

- b. ONE WHICH LACKS ILLUMINATION, VENTILATION OR  
SANITARY FACILITIES ADEQUATE TO PROTECT THE HEALTH  
OR SAFETY OF THE OCCUPANTS OR OF THE PUBLIC.  
c. ONE WHICH, BECAUSE OF ITS GENERAL CONDITION OR  
LOCATION, IS UNSANITARY, OR OTHERWISE DANGEROUS TO  
THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

A BUILDING SHALL BE DEEMED UNSAFE WHEN: SWIMMING  
POOLS THAT CONTAIN STAGNANT WATER ARE DEEMED  
UNSANITARY AND DANGEROUS TO HUMAN LIFE AND PUBLIC  
WELFARE AND SHALL BE PRESUMED AND DEEMED UNSAFE.  
THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY  
SERVICES CONNECTED TO MAINTAIN THE POOL. THE  
PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING  
GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

---

CASE NO: CE16080444  
CASE ADDR: 2886 NE 26 PL  
OWNER: BROWN, PHILLIP R  
INSPECTOR: JOSE ABIN

VIOLATIONS: 9-260.(a)  
SINGLE FAMILY RESIDENCE OCCUPIED WITH AN EXPIRED  
TEMPORARY CERTIFICATE OF OCCUPANCY.

---

<b>INSPECTOR</b>	<b>PAGES</b>
Abin Jose	17 – 22, 39, 40, 41
Acquavella, Wanda	
Arrigoni, Frank	12 – 17, 31 – 34, 38, 39
Ateek, Grace	
Caracas, Gustavo	
Carrasquel, Mario	26
Champagne, Leonard	37
DelRio, Alejandro	8, 9, 26
Earle, John	3
Feldman, Adam	
Gibson, Deanglis	4, 5
Gottlieb, Ingrid	1, 24, 25, 29
Haughton, Lillian	24
Holloway, Linda	
Hullett, Shelly	5, 6, 27, 28
Kisarewich, Robert	10, 11
Kovacs, Ron	1
Martinez, Jorge	3, 4, 28, 38
Masula, Bobby	
Oliva, George	30, 31
Perryman, Paulette	
Quintero, Wilson	6, 7, 8, 34, 35
Quintero, Wilson Jr.	
Rich, Mary	2, 3
Suarez, John	27
Turowski, Lois	2, 26, 38
Viscusi, Sal	
<b>New Cases:</b>	<b>Pages: 1 – 23</b>
<b>Vacation Rental</b>	<b>Pages: 24 – 25</b>
<b>Nuisance Abatement</b>	<b>Pages:</b>
<b>Hearing to Impose Fines:</b>	<b>Pages: 26 – 37</b>
<b>Return Hearing:</b>	<b>Page: 38 – 41</b>
<b>Water Works</b>	<b>Page:</b>